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warner

11100 Warner Ave
Fountain Valley, CA

Availabilities

Closest Hospital Proximity and Best Value

First Floor

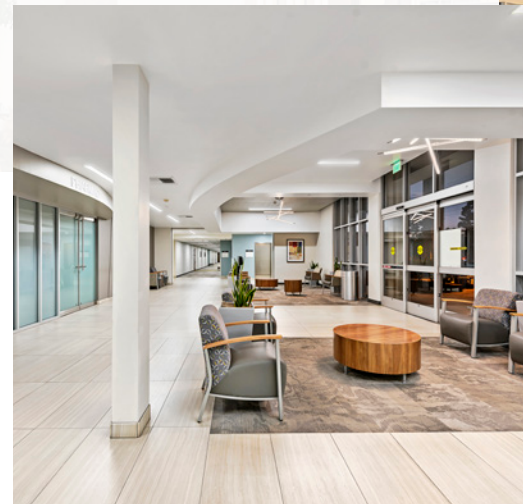
Suite	Size	Condition	Availability
120	1,559 SF	Former Dermatologist	Immediate

Second Floor

Suite	Size	Condition	Availability
202	1,660 SF	Clean Shell	Immediate
216	1,362 SF	Improved Former Gastro	Immediate
260	1,519 SF	Clean Shell	Immediate

Third Floor

Suite	Size	Condition	Availability
300	2,126 SF	Improved Physical Therapy	Immediate
302-304	1,809 SF	Clean Shell	Immediate
308	1,095 SF	Clean Shell	Immediate
356	1,118 SF	Improved Spec Suite	Immediate
368	2,076 SF	Clean Shell	Immediate



For more information or to schedule a property tour, please contact:

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Fountain Valley
Medical Center

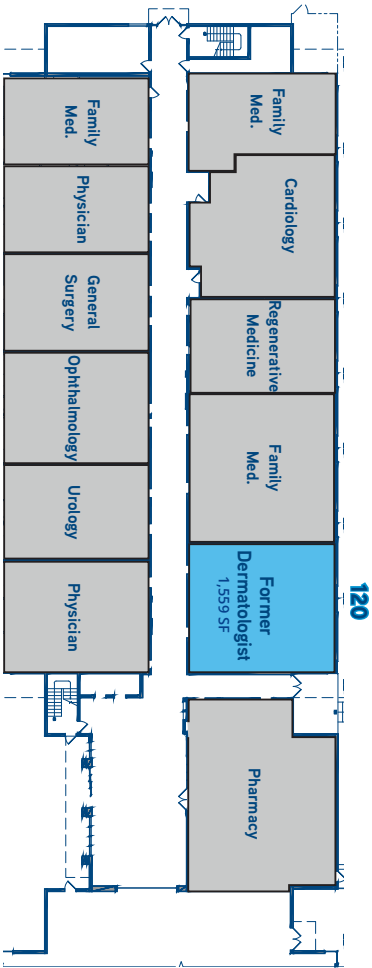
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Floor Plans

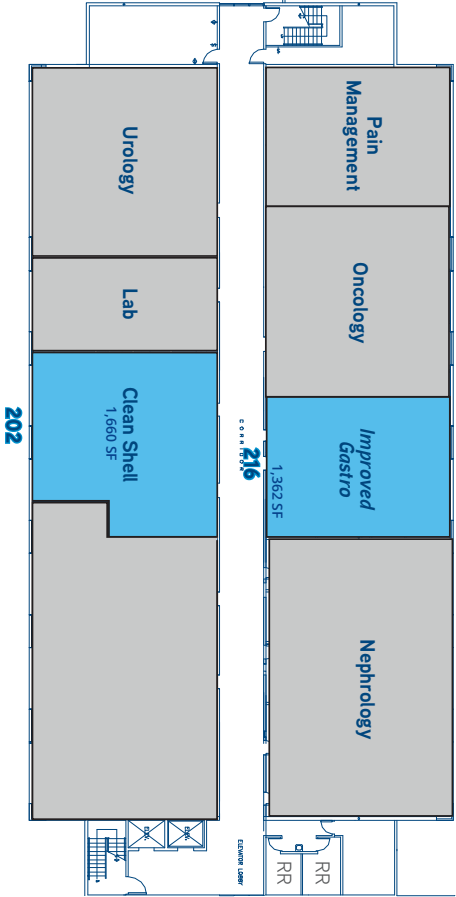
First Floor

East Building

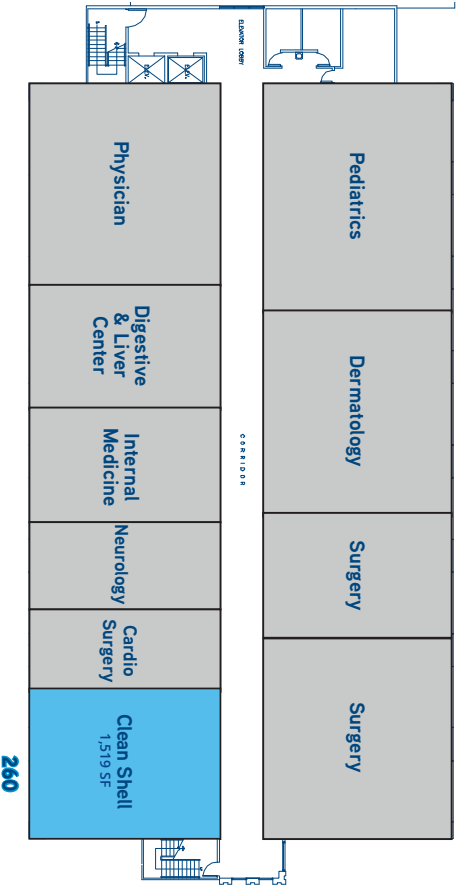


Second Floor

East Building



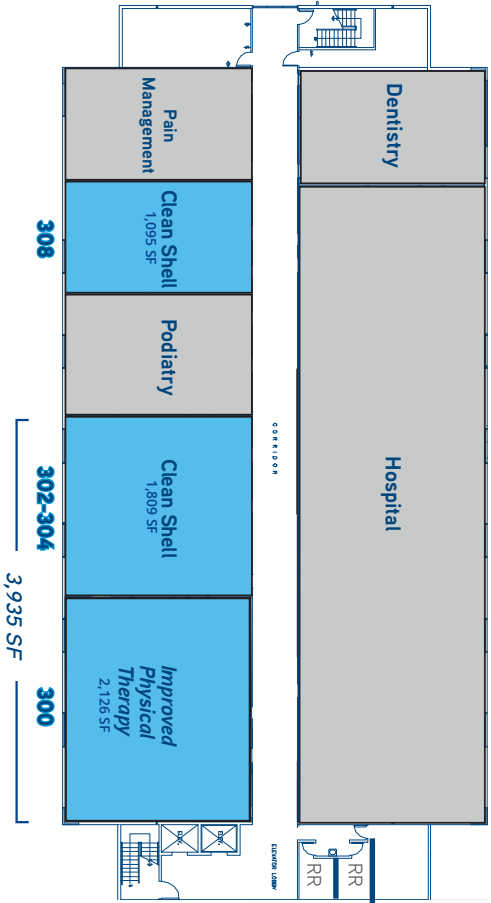
West Building



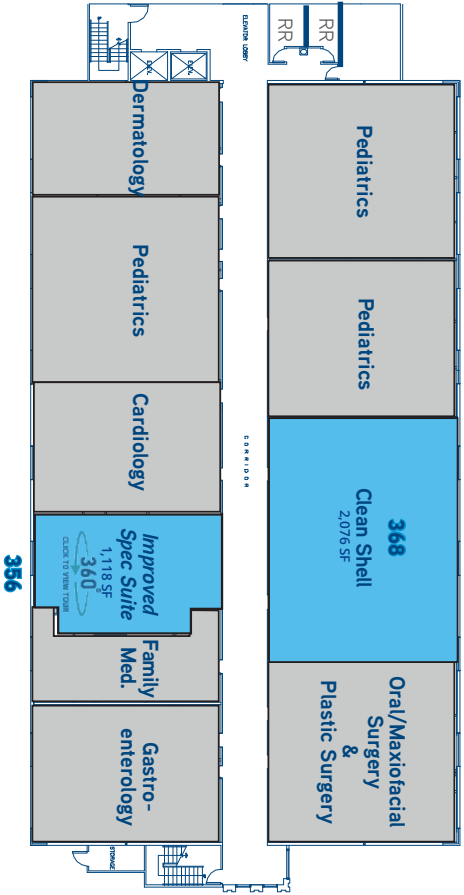
Floor Plans

Third Floor

East Building



West Building



11160 Warner Availabilities

11160 Warner Ave
Fountain Valley, CA

Largest Block of Contiguous Space

First Floor

Suite	Size	Condition	Availability
109	3,319 SF	Clean Shell	Immediate

Second Floor

Suite	Size	Condition	Availability
201	2,199 SF	Improved Former Pediatrics/Gastro	Immediate
207-211	4,771 SF	Clean Shell	Immediate
223	1,327	Clean Shell	Immediate

Third Floor

Suite	Size	Condition	Availability
301	1,543 SF	Improved Former OBGYN	Immediate
307-311	9,428 SF	Improved Former Orthopedics	Immediate
325	880 SF	Former Lab	Immediate

Fourth Floor

Suite	Size	Condition	Availability
401	1,176 SF	Improved Former Urology	Immediate



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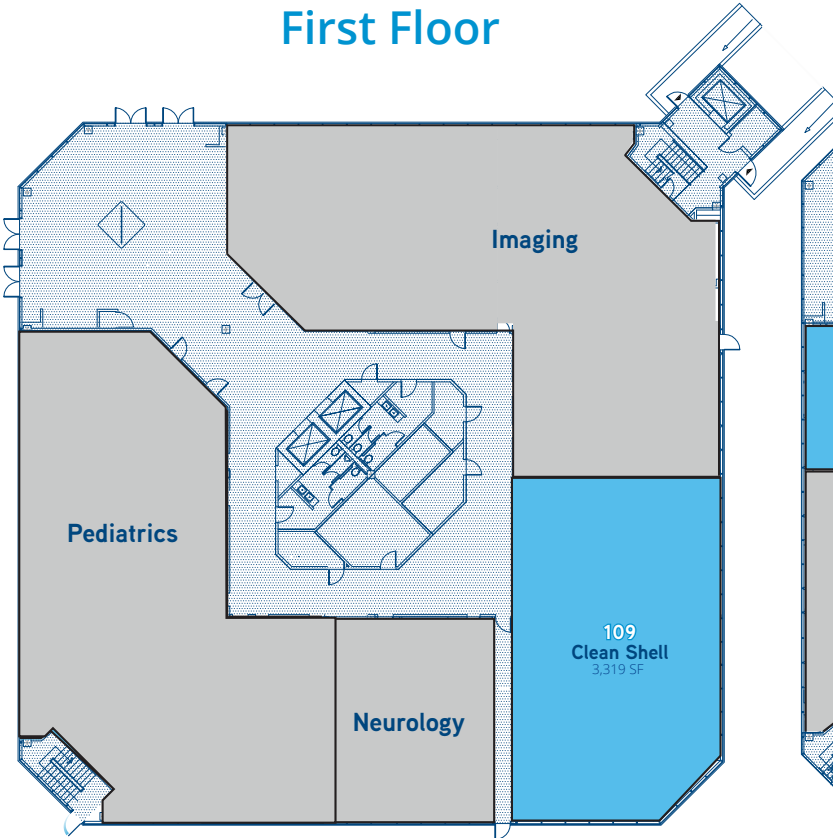
Fountain Valley
Medical Center

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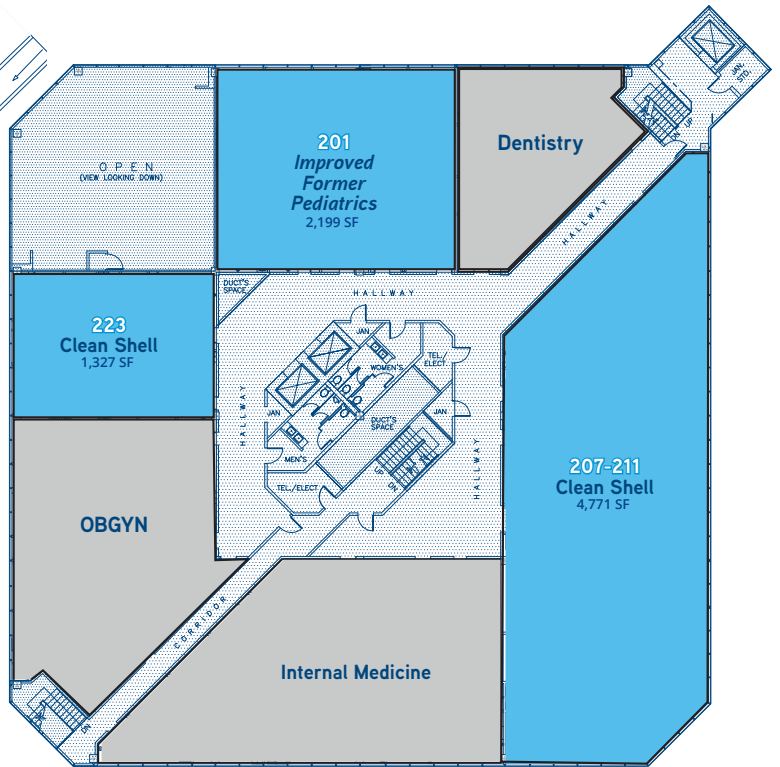
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Floor Plans

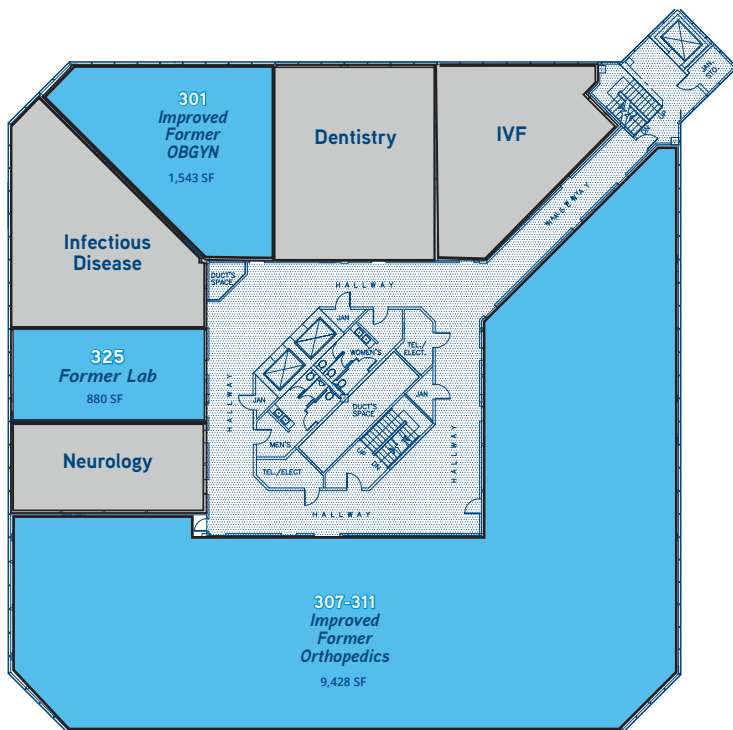
First Floor



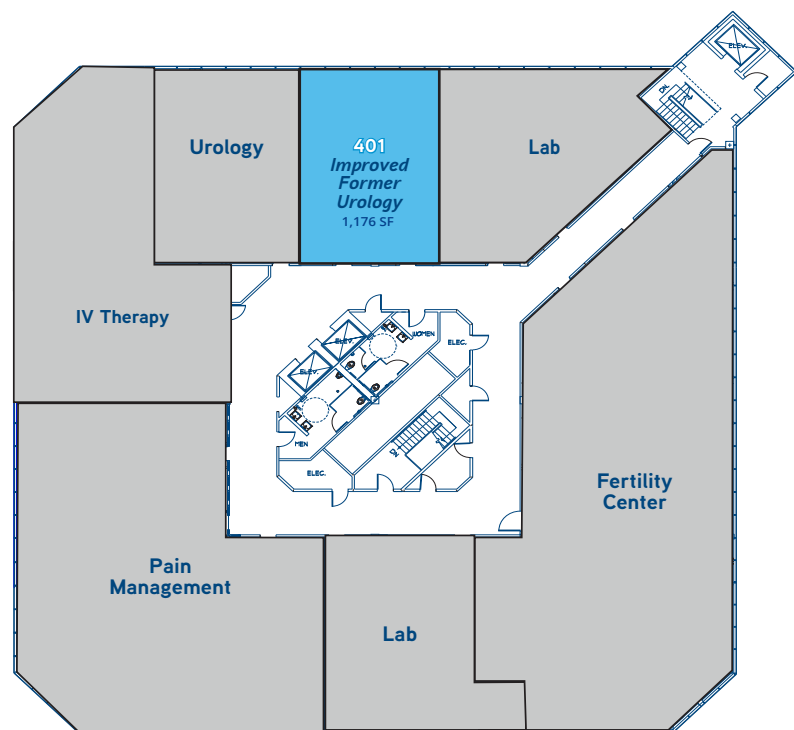
Second Floor



Third Floor



Fourth Floor



11180 Warner Availabilities

11180 Warner Ave
Fountain Valley, CA

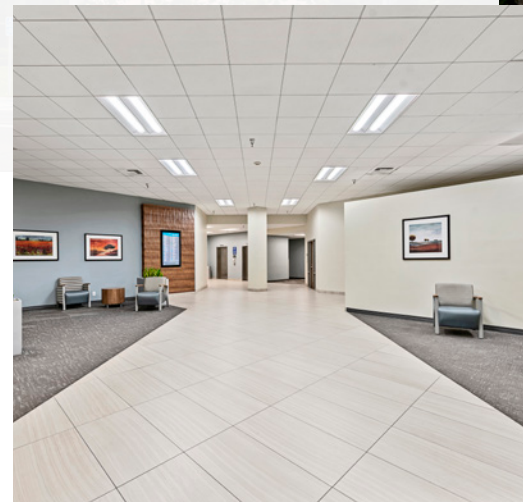
Turn-Key Spec Suites Available

First Floor

Suite	Size	Condition	Availability
155	1,598 SF	Former Lab	Immediate
169	1,355 SF	Spec Suite	Immediate

Fourth Floor

Suite	Size	Condition	Availability
461	1,615 SF	Improved Former Cardiology	Immediate



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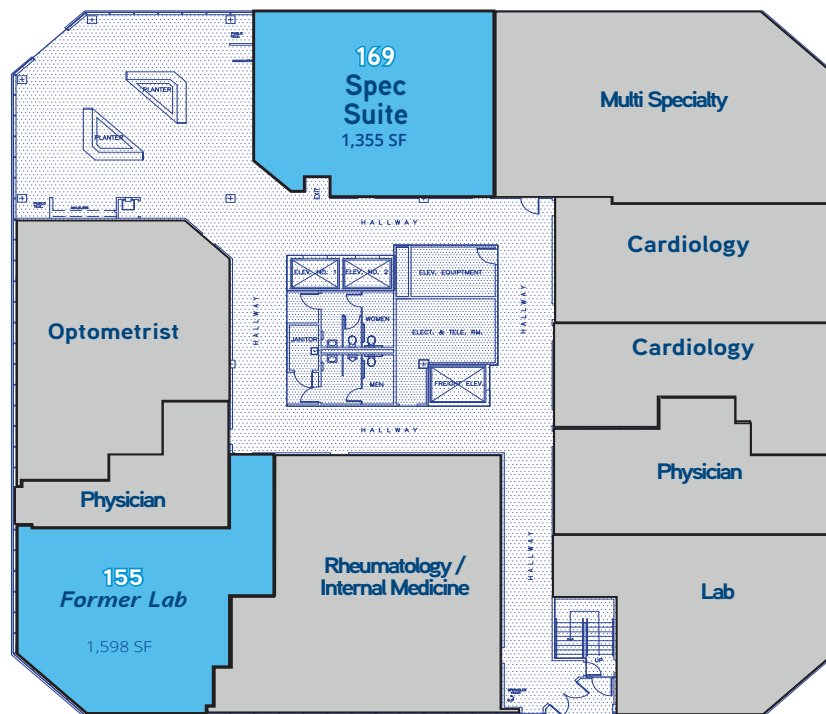
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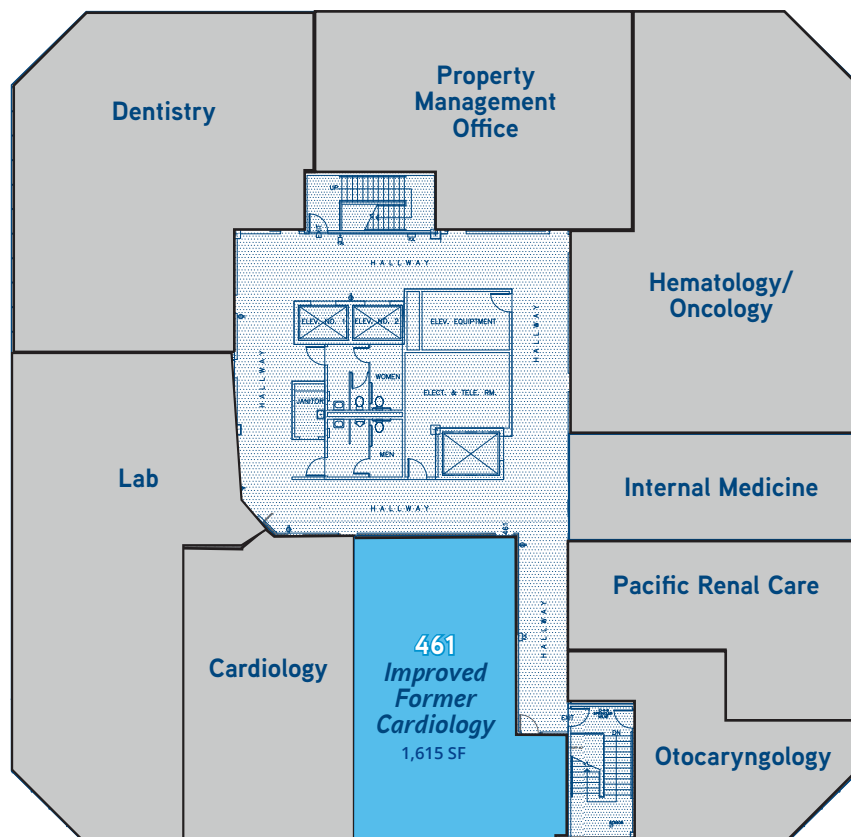
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Floor Plans

First Floor



Fourth Floor



11190 Warner Ave
Fountain Valley, CA

Third Floor

A large, modern, brightly lit interior space, likely a lobby or atrium. The floor is highly reflective and polished. The walls are white with large windows and glass doors. A central glass entrance is visible, flanked by potted plants. The ceiling is high with recessed lighting. The overall atmosphere is clean and professional.

Fourth Floor

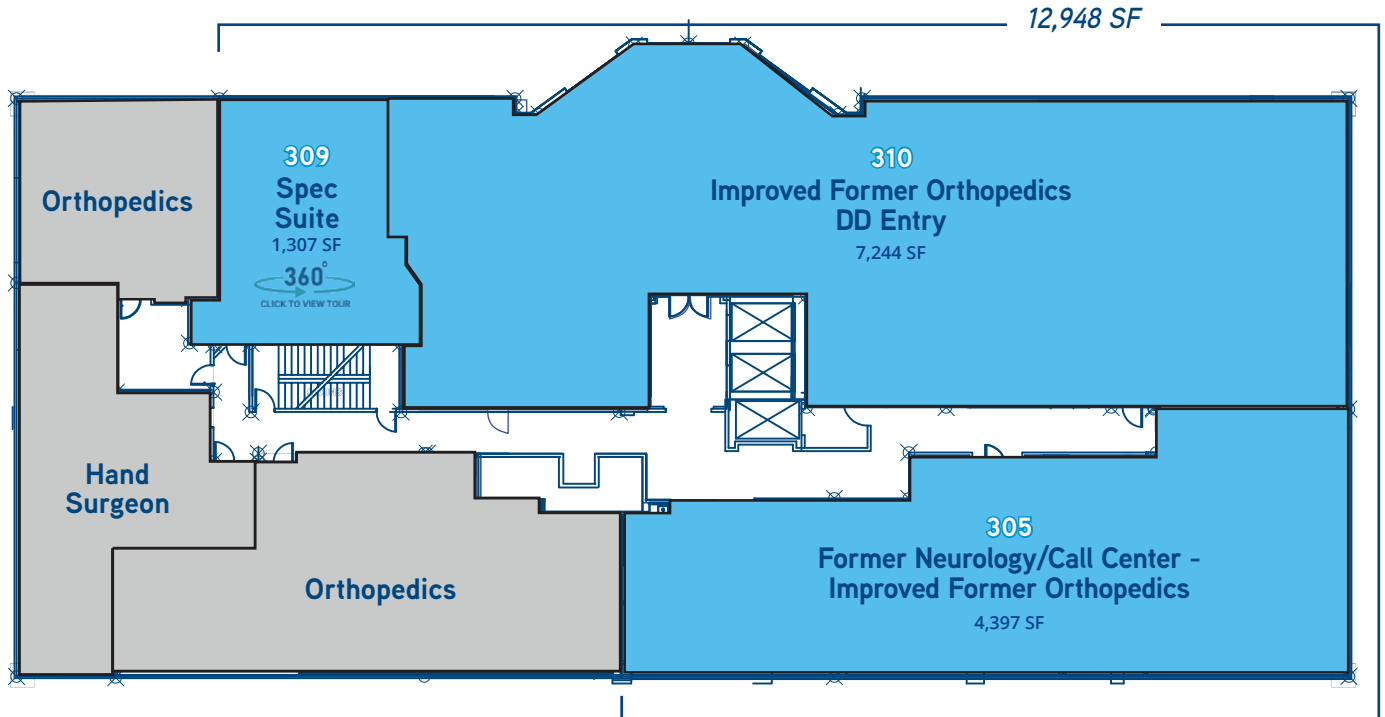
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Floor Plans

Third Floor



Fourth Floor

